

REDEVELOPMENT AGENCY MINUTES

REGULAR AND JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
OF  
TUESDAY, MARCH 22, 1994

The meeting was called to order at 2:10 p.m.

Roll Call

Present: Members Roberts, Kehoe, Stevens, Stallings,  
McCarty, Vargas and Chair Golding  
Secretary: Charles G. Abdelnour  
Excused: Members Mathis and Warden

The meeting adjourned as The City Council at 2:11 p.m.

The meeting reconvened as The Redevelopment Agency at 2:12 p.m.

REMOVED AND RESCHEDULED

3. AGREEMENTS TO IMPLEMENT THE EXPANSION OF THE WASHINGTON  
ELEMENTARY SCHOOL SITE - LITTLE ITALY REDEVELOPMENT DISTRICT  
OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT  
PROJECT.

Item A. Approving the First Amendment to Cooperation  
Agreement between the Redevelopment Agency and the  
San Diego Unified School District; and

Item B. Agreement between the Redevelopment Agency and City  
of San Diego Affecting Title to Expansion Property.

Centre City Development Corporation Report dated March 3,  
1994.

This item continued to the meeting of March 29, 1994.

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REMOVED AND RESCHEDULED

7. COLLEGE GROVE REDEVELOPMENT PROJECT - TERMINATION OF OWNER PARTICIPATION AGREEMENT AND REIMBURSEMENT AGREEMENT WITH DP PARTNERSHIP.

Item A. Approve the termination of the Owner Participation Agreement and the Reimbursement Agreement with DP Partnership, for failure to finance the public improvements required by the Owner Participation Agreement.

This item was continued from the meetings of December 7, 1993 and January 18, 1994.

Economic Development Services/Redevelopment Agency Report No. 94.17/RA dated December 7, 1993.

This item continued to April 12, 1994.

CONSENT

1. Approval of the minutes for the meeting of February 22, 1994.

4. Approving resolutions to:

Item A. Approving a loan repayment of \$1,300,000 in sales tax funds from Fund 983892, to the City of San Diego, Fund 10227 (Contribution to the Redevelopment Agency) and authorizing an increase of \$1,300,000 in the Centre City Redevelopment Project/Marina Sub-Area loan repayment budget, Fund 983892;

Item B. Directing that the \$1,300,000 referred to above and deposited in City Fund 10227 be allocated to the following redevelopment projects and studies: \$300,000 to Barrio Logan Redevelopment Project, Fund 98300; \$560,000 to North Park Study, Fund 98300; and \$440,000 to San Ysidro Redevelopment Study, Fund 98570, and amending the FY 1994 Agency budget to reflect this allocation;

Item C. Accepting as a loan \$1,300,000 from City Fund 18529, FY 1994 Community Development Block Grant Funds to be allocated to the Centre City Redevelopment Project, Fund 98382, and amending the FY 1994 Agency budget to reflect this allocation;

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**CONSENT**

(CDBG, No. 4 - continued)

Item D. Amending the FY 1994 Redevelopment Agency budget to reflect the reduction of \$1,300,000 in CDBG funds from the following projects and studies: \$300,000 from the Barrio Logan Project, Fund 98900; \$560,000 from the North Park Study, Fund 98300; and \$440,000 from the San Ysidro Study, Fund 98570;

Item E. Directing the Auditor and Comptroller to record the transfers to the Agency described in Paragraphs #2 and #3 as interest bearing loans; and

Item F. Providing for priority of claim upon revenues of the Redevelopment Agency.

Economic Development Services/Redevelopment Agency Report No. 94.23/RA dated March 16, 1994.

No one spoke in opposition to these items.

**Companion Joint Public Hearing with Council Companion Item No. 332.**

**Adopted as Resolution No. R-2358, and Council Resolution Nos. R-283584 and 283585.**

5. Approving resolution to:

Approving of the Second Implementation Agreement to provide an advance of \$39,000 from the Second Agency Loan Part(2)(e) - Take-Out-Financing, as provided in the First Implementation Agreement.

Deputy Executive Director Report 94.22/RA, dated March 16, 1994.

No one spoke in opposition to this item.

**Adopted as Resolution No. R-2359.**

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**CONSENT**

6. Approving resolution to:

Approving the Negotiation Agreement with Joseph Zeiden, Michael Zeiden, and Carole Malfatti for the purchase and rehabilitation of the McGurck/Combination Store properties in the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project.

Centre City Development Corporation Report dated March 1, 1994.

No one spoke in opposition to this item.

**Adopted as Resolution No. R-2360.**

8. Approving resolution to:

Clarifies the November 16, 1993 resolution regarding the Redevelopment Agency direction on April 18, 1992 (601) to remove or exempt certain communities from the City Heights Redevelopment Project Area.

Mid-City Development Corporation Report dated March 11, 1994.

No one spoke in opposition to this item.

Motion by Member McCarty to approve

Second by Member Vargas (Members Mathis, Warden excused, and Roberts and Kehoe not present)

Vote: 5-0

**Adopted as Resolution No. R-2361.**

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**ADOPTION**

2. Approving resolution to:

- Item A. Approving the Owner Participation Agreement between HSD/Horton Associates, a California General Partnership and the Redevelopment Agency;
- Item B. Certifying the Environmental Impact Secondary Study relating to the proposed reuse and remodel of the Robinson-May structure;
- Item C. Approving the proposed changes to the Horton Plaza Retail Center subject to the conditions contained in Exhibit A; and
- Item D. Approving the Eleventh Implementation Agreement with HSD/Horton Associates, a California Partnership.

Pamela Hamilton, Executive Vice President, CCDC, presented Centre City Development Corporation Report dated February 28, 1994.

Duncan Budinger, representing HSD/Horton Associates, and the Hahn Company. He presented drawings reconverting the building from a single use to a multi-purpose tenant type building. Mr. Budinger said there will be five tenants to reside within the building itself. There are plans for a restaurant, Planet Hollywood; music store, Sam Goody; limited dress, bath and body store; and United Artist Theater will have a total of 14 screens.

Richard Benson, architect for the project, San Diego Architectural Firm, available to answer questions.

Member Stevens asked the total number of businesses that will be on this site.

Mr. Budinger replied total number is five.

Member Roberts asked when will this take place?

Mr. Budinger stated the opening is scheduled for either March or April, 1995.

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**ADOPTION**

(HSD/Horton Associates, No. 4 - continued)

Motion by Member Roberts to approve  
Second by Member Stevens (Members Mathis and Warden not  
present)  
Vote: 7-0

Companion Joint Public Hearing with Council Companion Item No.  
601.

Adopted as Resolution Nos. R-2362, 2363, 2364 and 2365, and  
Council Resolution No. R-283586, and 283587.

Chair Golding stated for the record that Item No. 332 was  
approved with the Redevelopment Agency Item No. 4.

**ADJOURNMENT**

The meeting adjourned at 5:20 p.m. to the next regular meeting of  
April 1, 1994.



Secretary of the Redevelopment Agency  
of the City of San Diego, California